

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**

Date Received: 9/21/05

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Leanna Hush, Department of Planning and Zoning Daytime Phone: 703-324-1380

Address: Department of Planning and Zoning, 12055 Government Center Parkway Suite 730, Fairfax, VA 22035

Nominator E-mail Address: Leanna.Hush@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

\_\_\_\_\_ *Leanna Hush*

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

\_\_\_\_\_

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☒ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 55,303 sq. ft. 1.27 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

*All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).*

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

## SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

**Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).**  
Area III, Pohick Planning District, Amended through 12-6-2004, P5-Dominion Community Planning Sector, page 59,  
Recommendation #9. (see Attachment 1)

Current Plan Map Designation: .5-1 du/ac

Proposed Comprehensive Plan Designation: Add language regarding development of Parcel 16 (see Attachment 1).

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	n/a
Retail	n/a
Public Facility, Gov & Institutional	n/a
Private Recreation/Open Space	n/a
Industrial	n/a
Residential*	n/a
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	n/a
.2 - .5 du/ac (2-5 acre lots)	n/a
.5 - 1 du/ac (1 - 2 acre lots)	n/a
1 - 2 du/ac	n/a
2 - 3 du/ac	n/a
3 - 4 du/ac	n/a
4 - 5 du/ac	n/a
5 - 8 du/ac	n/a
8 - 12 du/ac	n/a
12 - 16 du/ac	n/a
16 - 20 du/ac	n/a
20 + du/ac**	n/a
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

**All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:**  
**Fairfax County Planning Commission Office**  
**Government Center Building, Suite 330**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**

## SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

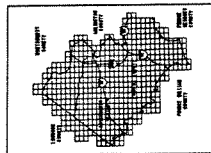
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
97-4 ((1)) 0016	Thomas & Jane Rother	9027 Silverbrook Road Fairfax Station, VA 22039	1447 Hunter View Farm Vienna, VA 22182	1.27	see Certificate of Mailing

# ZONING

## Proffers and Covenants:

The use or development of the property or properties subject of the recording application is subject to the recording application unapproved is restricted beyond the conditions of the proffer or covenants by the conditions of the proffer or covenants. A complete explanation is provided on page 1 of the official zoning map. Zoning revised to 01/01/05 subsequent changes not reflected.

The information contained on this page is NOT to be used as a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Proffers or covenants are subject to the recording application. Any changes or omissions should be reported to the Planning Department of Fairfax County. The Department of Information Technology Services Branch of the Fairfax County Government is responsible for the accuracy of the data. For any changes, including but not limited to lot area, lot profile, be shown other property lines that might arise from the use of this map or information it contains.



## ADMINISTRATIVE INDEX

97-1	97-2	98-1
97-3	97-4	98-3
106-1	106-2	107-1

## SHEET INDEX

## PROPERTY MAP

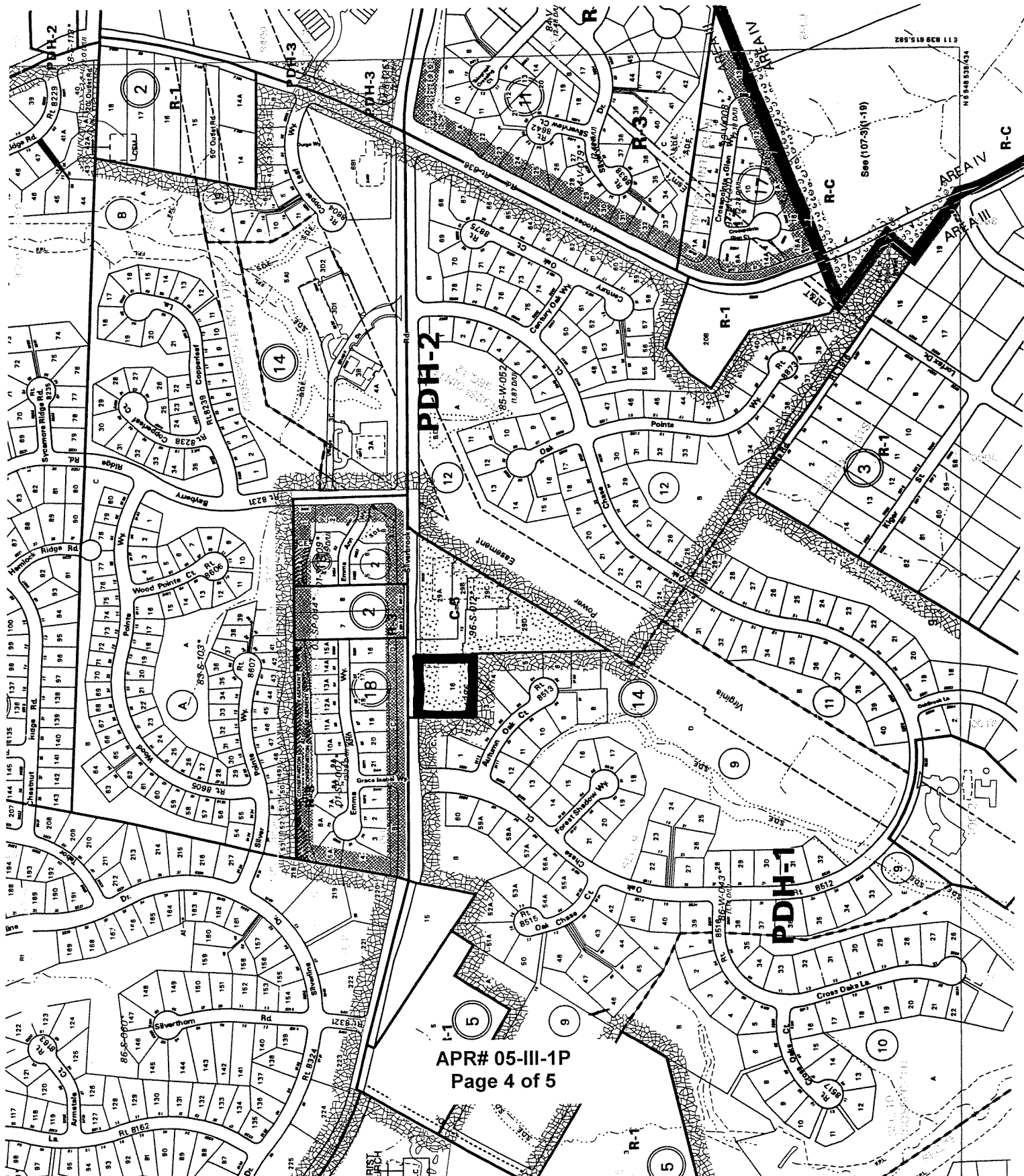
## ZONING

97-4

Revised to: 01/01/05

Prepared by:

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Enterprise Applications Services Division  
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#### **Section 4: Current and Proposed Comprehensive Plan Designations**

##### Current Comprehensive Plan text for nominated property:

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District, Amended through 12-6-2004, P5-Dominion Community Planning Sector, page 59:

“9. Parcels 97-4((1))18A and 19 located south of Silverbrook Road near its intersection with Oak Chase Circle are planned for residential use at .5-1 dwelling unit per acre. With consolidation, these two parcels may be developed for neighborhood retail/office use not to exceed .25 FAR. It is also desirable that the adjacent Parcel 16 be consolidated and developed for commercial use with Parcels 18A and 19. Any commercial development should be adequately screened and buffered from adjacent residential uses.”

##### Proposed Comprehensive Plan Designation:

Add editorial text to reflect changes to the referenced Tax Map numbers and add text to clarify future development of Parcel 97-4 ((1)) 16 as follows (additions are shown underlined, deletions are shown with a ~~strikethrough~~):

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District, Amended through 12-6-2004, P5-Dominion Community Planning Sector, page 59:

“9. Parcels ~~97-4((1))18A and 19~~ 97-4 ((1)) 29A-D located south of Silverbrook Road near its intersection with Oak Chase Circle are planned for residential use at .5-1 dwelling unit per acre. With consolidation, these ~~two~~ parcels may be developed for neighborhood retail/office use not to exceed .25 FAR. ~~It is also desirable that the adjacent Parcel 16 be consolidated and developed for commercial use with Parcels 18A and 19.~~ If the adjacent Parcel 97-4 ((1)) 16 is consolidated with Parcels 97-4 ((1)) 29A-D, it may be developed for neighborhood retail/office use at a density no greater than that of Parcels 97-4 ((1)) 29A-D, however automobile-oriented uses are not appropriate. Any commercial development should be adequately screened and buffered from adjacent residential uses.”

#### **Section 6: Justification**

The proposal would better achieve Plan objectives than what is currently in the adopted Plan. The proposed nomination allows for editorial changes to reflect changes to the referenced Tax Map numbers for this specific land use recommendation, and also allows for further clarification of the planned land use for Parcel 16. The tax map parcel numbers have been updated to reflect the current designation.